HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Montréal CMA

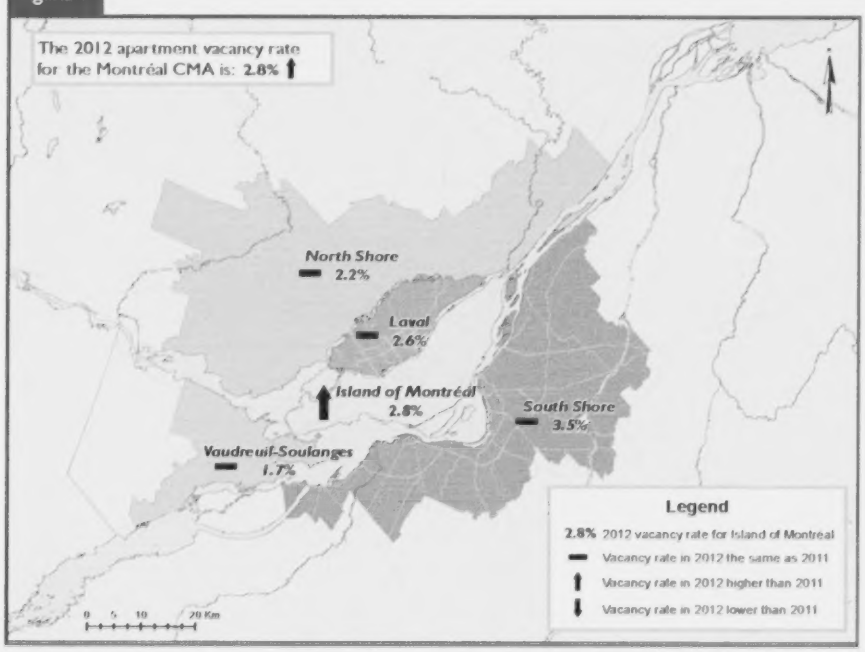
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2012

Highlights

- The vacancy rate in the Montréal CMA increased slightly from October 2011 to October 2012, rising from 2.5 per cent to 2.8 per cent.
- The highest vacancy rate was registered for bachelor units (4.4 per cent).
- The estimated increase in the average apartment rent was 0.8 per cent.

Figure 1



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Vacancy rate increases slightly in the Montréal CMA

According to the results of the Rental Market Survey conducted by CMHC in October 2012, the rental housing vacancy rate in the Montréal census metropolitan area (CMA) rose slightly, reaching 2.8 per cent, compared to 2.5 per cent recorded in October 2011. While this small increase showed that the rental market had eased this fall, the proportion of unoccupied units has remained relatively stable since 2006. This stability reflected that demand and supply have evolved in such a way that the vacancy rate has stayed between 2.4 per cent and 2.9 per cent since 2006.

In 2012, demand for rental housing was limited by the continued strong movement to homeownership. The historically low mortgage rates have been favouring home buying, especially among young households aged from 25 to 34, who often turn to condominiums, which are a more affordable housing type. In fact, the large numbers of condominium starts recorded in the CMA in recent years have resulted in part from this homeownership trend. This year, many condominium projects were completed, such that some renters left their apartments for new properties.

The decrease in the demand for rental housing, attributable to the fact that many households have been moving to homeownership, has been limited by net migration, which will again be strong in the CMA in 2012. Net migration will be about 30,000 people for a fourth straight year, after having hovered at around 20,000 people annually from 2000 to 2008. The current high level has resulted from the increase in net international migration in Quebec over the past few years. In 2011, up to 50,000[1] immigrants settled in Quebec, and the majority (about 80 per cent) of them set up house in the Montréal area, largely on the Island. Most newcomers move into rental dwellings when they arrive in the country. They consequently make up a significant source of demand on the rental market in the CMA. Without immigration, the CMA would show a migration deficit. In fact, year after year, the Montréal area loses residents to other provinces across Canada and other regions of Quebec.

Rental housing demand from young people, on the other hand, has been limited by the sluggish job market conditions for those aged from 15 to 24. This situation has probably prevented some young people from moving into their own rental dwellings or forced them to share units with roommates.

On the supply side, there have been fewer rental housing starts in the last few years than in the past. Foundations have been laid for some 1,500 rental dwellings (excluding seniors' units) annually since 2009. Many less new units have therefore been added to the rental housing stock in recent years, which, given the unchanged demand, has kept the vacancy rate stable.

In the end, the small rise in the vacancy rate resulted from a slightly lower demand and a relatively stable supply.

Figure 2

Source: CMHC

[1] Institut de la statistique du Québec, International and interprovincial migration by census metropolitan area, Quebec, 1996-2011.

Bachelor apartments post higher vacancy rate than larger units

According to the detailed survey results, bachelor units had a higher vacancy rate than larger apartments. For bachelor units, the vacancy rate was 4.4 per cent this year (versus 3.5 per cent in October 2011). The rates were up slightly for one-bedroom and two-bedroom apartments and remained stable for units with three or more bedrooms. In October 2012, 3.0 per cent of one-bedroom apartments were unoccupied, compared to 2.6 per cent of two-bedroom units and 2.1 per cent of units with three or more bedrooms, despite the movement to homeownership.

There were also vacancy rate differences depending on structure size. The vacancy rate for structures with 3 to 5 units (2.1 per cent) was lower than the rates for buildings with 20 or more units. In fact, the vacancy rates were 3.9 per cent for projects with 20 to 49 units and 3.0 per cent for those with 100 or more units. For this last category, the rate in fact rose from 2.3 per cent in the fall of last year to 3.0 per cent this past fall. Most of these larger structures are located downtown, and the increase their vacancy rate likely reflected the greater competition from the rental condominium segment.

Rents in 2012

In the Montréal CMA, the average apartment rent for all unit types combined[2] was close to the $700 mark (at $692). The highest average rents were registered in the Downtown and Île-des-Sœurs zone[3] ($1,025) and the southern West Island zone ($1,003). The rents are higher downtown because of the choice location of the units, near many services. The lowest average rents were also recorded on the Island, namely, in Villeray–Saint-Michel–Parc-Extension ($579), Montréal-Nord ($584) and Mercier ($593). Saint-Jérôme was the only suburban sector to stand out in this regard ($595).

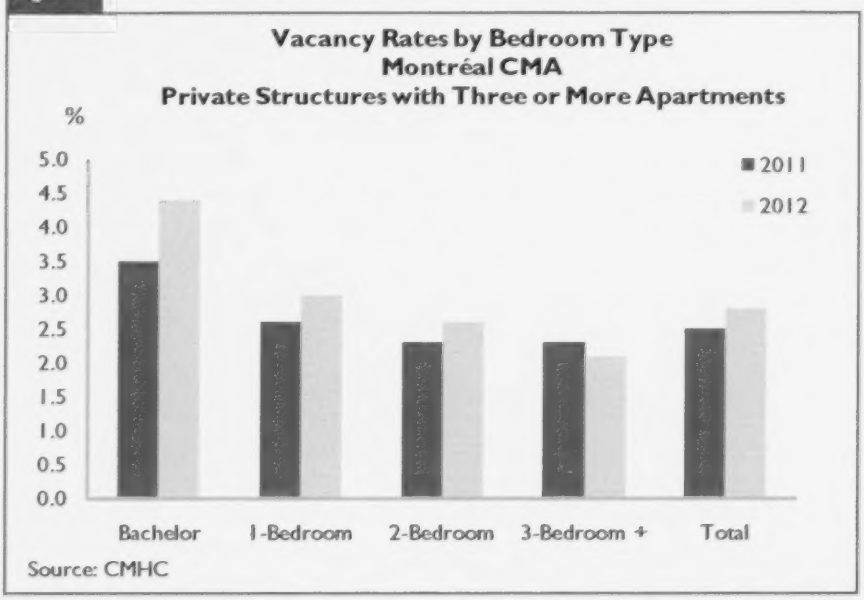
The estimated change in the average apartment rent between October 2011 and October 2012 was 0.8 per cent. This estimate was made using a sample of structures common to both the 2011 and 2012 fall surveys. The small rise in the vacancy rate likely caused many landlords to limit their rent increases to ensure the stability of their clientele. An analysis by sector did not reveal any significant differences in the changes in rents among the different sectors.

Island of Montréal: immigration supporting demand

In October 2012, the vacancy rate on the Island of Montréal was 2.8 per cent and was up slightly over October 2011. Given that more than three-quarters of the rental apartments in the CMA are located on the Island of Montréal, the results for this sector are almost identical to those for the CMA.

If the vacancy rate on the Island rose slightly, it was partly due to the movement to homeownership that remained significant. On the other hand, demand for rental housing was supported by immigration. Among the 45,000 immigrants who arrived in the Montréal CMA in 2011, 38,000 settled on the Island[4].

Figure 3



[1] Rents may or may not include utilities such as heating and electricity.
[2] Baie D'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville and Sainte-Anne-de-Bellevue.
[3] Institut de la statistique du Québec, International and interprovincial migration by census metropolitan area and administrative regions, Quebec, 1996-2011.

Young people aged from 15 to 24 were also fuelling demand on the Island of Montréal rental market. While interregional net migration on the Island showed a deficit, the level was positive in the group aged from 15 to 24. A significant portion of these young people come to live on the Island to study. In 2011, net interregional migration on the Island in the 15 to 24 years' group was 2,650 people[5].

The few rental housing units started on the Island in recent years, combined with the small decline in demand, contributed to the easing of the rental market in this sector of the CMA.

On the Island, the vacancy rates were generally lower in the more central market zones and higher on the eastern and western tips of the Island. While located slightly outside of the central districts, the Saint-Laurent zone still stood out, with one of the lowest vacancy rates in the CMA (1.5 per cent). The rental market in the Rosemont–La Petite-Patrie zone also posted a better performance (1.8 per cent) than most of the other zones in the CMA. As for the three West Island zones, their vacancy rates were among the highest. This was notably the case for the Dorval–Lachine–Saint-Pierre zone (3.9 per cent) and the zone comprising Dollard-des-Ormeaux, L'Île-Bizard, Pierrefonds and Roxboro (also 3.9 per cent).

Two zones had average rents above $1,000 for two-bedroom apartments: Downtown ($1,346) and the southern West Island zone ($1,048). Montréal-Nord was the only zone where the average rent for two-bedroom apartments was still below $600 (at $587).

Laval: vacancy rate stable

The vacancy rate on the Laval rental market remained stable in October 2012, at 2.6 per cent. Among the different unit categories, the rates were 3.8 per cent for bachelor apartments and 4.3 per cent for one-bedroom units while, for two-bedroom apartments and those with three or more bedrooms, the rates stood at 2.1 per cent and 2.7 per cent, respectively.

Immigration has been a significant factor stimulating the Laval rental market. The number of immigrants arriving in the region has almost tripled over the last ten years, rising from 1,120 people in 2001 to 2,922 in 2011[6].

The Laval rental market results varied from one zone to another. Three Laval zones had vacancy rates below 2 per cent, namely, Laval-Ouest–Fabreville–Sainte-Rose (1.0 per cent), Vimont–Auteuil (1.2 per cent) and Pont-Viau (1.7 per cent). Two zones stood out with rates above 3 per cent: Chomedey–Sainte-Dorothée (3.2 per cent) and Saint-François–Saint-Vincent–Duvernay (3.7 per cent).

The presence or absence of major transit routes does not seem to have had an impact on the rent differences among the various zones in Laval. Only the Chomedey–Sainte-Dorothée zone stood out, with a higher average rent ($733 for two-bedroom apartments) than elsewhere in Laval. In the other zones, the rents hovered between $635 in the Pont-Viau zone and $680 in Vimont–Auteuil.

North Shore: vacancy rate unchanged at 2.2 per cent

On the North Shore, the vacancy rate also stayed at the same level as in October 2011 and was below the average for the CMA. The lower rents on the North Shore than in the other sectors of the CMA could explain the tighter market conditions there (vacancy rate of 2.2 per cent). The fact that the vacancy rate remained stable was due in part to the decline in rental housing starts over the last few years. The rental housing stock therefore showed weak growth. Like in the other large sectors of the CMA, the proportion of vacant units was above the 3-per-cent mark for bachelor apartments (3.4 per cent).

There were no significant vacancy rate or rent differences among the various zones on the North Shore. Only the most outlying zone (Saint-Jérôme) stood out, with a lower average rent than the other zones ($609 for two-bedroom apartments).

South Shore: market slightly softer

On the South Shore, the vacancy rate reached 3.5 per cent and exceeded the average for the CMA. Market conditions were tighter in the eastern part of the South Shore. In fact, in the zone that includes Beloeil and Saint-Bruno, the vacancy rate was 1.1 per cent, and, in the zone comprising the municipalities of Carignan, Chambly and Mont-Saint-Hilaire, the rate stood at 1.4 per cent. In Longueuil, the proportion of unoccupied units was higher, reaching 4.4 per cent. This zone has the most rental housing units on the South Shore. The market was also softer in the zone that includes

[5] Institut de la statistique du Québec, Migration balances of the administrative regions, all ages, Quebec and administrative regions, 2010-2011.
[6] Institut de la statistique du Québec, International and interprovincial migration by administrative region, Quebec, 1996-2011.

Candiac, Châteauguay and Saint-Constant, which had a vacancy rate of 4.0 per cent.

On average, the rents recorded on the South Shore were higher than those noted on the North Shore and comparable to those observed in Laval. The average rent for two-bedroom apartments on the South Shore was $688. Like in the Laval zones, the average rents observed in the South Shore zones were closer to those noted on the Island of Montréal than those registered in the North Shore zones. However, the rents were very similar from one zone to another within the South Shore.

Availability rate

At the time of the October survey, the availability rate was 3.4 per cent in the CMA[7]. The gap between the vacancy rate and the availability rate recorded in 2012 (0.6 of a percentage point), which was practically the same as in October 2011 (0.5 of a percentage point), is pointing to a small increase in the number of vacant units over the coming months.

Vacancy rate stable for rental condominiums

The rental condominium vacancy rate remained stable in October 2012, at 2.7 per cent. The number of rental condominiums posted a strong increase over the past year[8]. Despite the stability of the vacancy rate, demand for rental condominiums rose well as the supply of newly built condominiums for rent. The vacancy rate for rental condominiums was practically identical to the rate for purpose-built rental apartments, despite the fact that the average rents for rental condominiums were well above the rents for purpose-built rental apartments. In many cases, the rental condominiums are situated in modern buildings, and they found takers even though their average rent, at $997, was 45 per cent higher than the average for purpose-built rental apartments ($692). In addition, in terms of vacancy rates, rental condominiums were performing as well as, or slightly better than, upscale purpose-built rental apartments, that is, those renting for $900 or more (3.2 per cent).

The Downtown–Île-des-Sœurs zone had the highest share of rental condominiums. In fact, up to 22 per cent of the condominiums there were rentals, a proportion twice as high as the average for the CMA (11 per cent). Two other sectors also had significant shares of rental condominiums: Laval (11.6 per cent) and Vaudreuil-Soulanges (13.7 per cent). Large structures had the most rental condominiums. In fact, up to 15 per cent of the units were rentals in buildings with 100 or more units, and 13 per cent in those with 50 to 99 units.

The vacancy rates for rental condominiums were higher in certain suburban sectors than on the Island of Montréal. For example, the rates were 5.1 per cent on the North Shore and 4.6 per cent in Vaudreuil-Soulanges.

Forecasts for 2013

In 2013, the anticipated slight rise in mortgage rates will slow down the movement to homeownership. As well, the continued strong immigration will push up net migration to over 33,000 people. Rental housing starts will remain low, which will limit the growth in the rental housing stock. Consequently, demand will be higher and supply will rise only very slightly. The vacancy rate will therefore decrease to about 2.0 per cent. And, the average rent for two-bedroom apartments will reach $740.

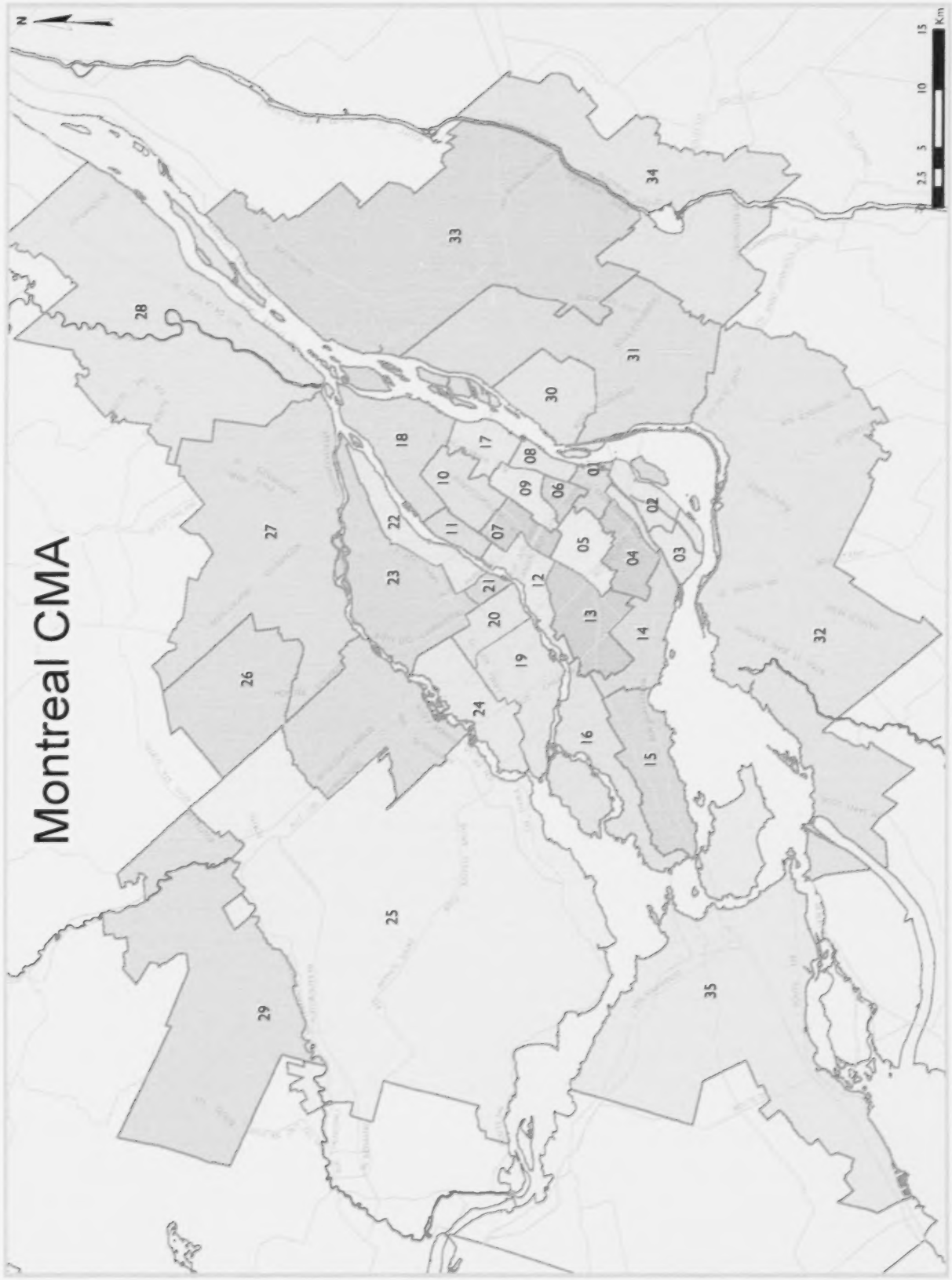
Across Quebec

Market conditions generally eased in Quebec's major urban centres, except in the Sherbrooke CMA, where the vacancy rate remained relatively stable. As a result, the vacancy rates in the Trois-Rivières and Sherbrooke CMAs, which reached 5.2 per cent and 5.0 per cent, respectively, were among the highest in the province. Conversely, the Québec and Saguenay CMAs posted the lowest proportions of vacant units, at 2.0 per cent in both cases, making them the tight markets. For all census agglomerations (CAs) with 50,000 to 99,999 inhabitants, the average vacancy rate attained 4.5 per cent. Overall, the softer conditions on the regional markets came with smaller increases in average rents. In fact, the estimated changes in the average rents between October 2011 and October 2012 ranged from 0.5 per cent in the Sherbrooke CMA to 1.9 per cent in the Québec CMA.

[7] A unit is considered available if it is vacant or if the current tenant has given, or has received, notice to move, and a new tenant has not signed a lease. The availability rate is therefore always equal to or greater than the vacancy rate and gives an idea of the changes in the short-term supply.
[8] This increase was attributable to the construction of many projects but also resulted from a more accurate identification of the universe.

Apartment Vacancy Rates (%) by Major Centres	Oct. 2011	Oct. 2012
Abbotsford	6.7	4.2
Barrie	1.7	2.0
Brantford	1.8	3.5
Calgary	1.9	1.3
Edmonton	3.3	1.7
Gatineau	2.2	3.3
Greater Sudbury	2.8	2.7
Guelph	1.1	1.4
Halifax	2.4	3.0
Hamilton	3.4	3.5
Kelowna	3.0	4.0
Kingston	1.1	1.7
Kitchener-Cambridge-Waterloo	1.7	2.6
London	3.8	3.9
Moncton	4.3	6.7
Montréal	2.5	2.8
Oshawa	1.8	2.1
Ottawa	1.4	2.5
Peterborough	3.5	2.7
Québec	1.6	2.0
Regina	0.6	1.0
Saguenay	1.4	2.0
Saint John	5.9	9.7
Saskatoon	2.6	2.6
Sherbrooke	4.7	5.0
St. Catharines-Niagara	3.2	4.0
St. John's	1.3	2.8
Thunder Bay	1.7	1.1
Toronto	1.4	1.7
Trois-Rivières	3.9	5.2
Vancouver	1.4	1.8
Victoria	2.1	2.7
Windsor	8.1	7.3
Winnipeg	1.1	1.7
Total	**2.2**	**2.6**

For additional information, please refer to the Rental Market Report - Canada Highlights on the CMHC website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RMS ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	**Downtown Montréal, Île-des-Soeurs** - St. Lawrence River (south), Chemin Remembrance, Des Pins Avenue and Sherbrooke Street (north), Amherst Street (east), Guy Street (west) and Île-des-Soeurs.
Zone 2	**Le Sud-Ouest (Mtl), Verdun (Mtl)** - St. Lawrence River (south), Lachine Canal and limits of Westmount (north), Guy Street and Autoroute Bonaventure (east), limits of LaSalle (west).
Zone 3	**LaSalle (Mtl)**
Zone 4	**Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest** - Lachine Canal (south), limits of Côte-Saint-Luc and Hampstead (north), Décarie Blvd. and limits of Westmount (east), limits of Montréal-Ouest and Saint-Pierre (west).
Zone 5	**Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl)** - limits of Westmount and Voie Camillien-Houde (south), limits of Mont-Royal (north), limits of Outremont (east), Décarie Blvd. (west).
Zone 6	**Plateau Mont-Royal (Mtl)** - Sherbrooke Street (south), CP Railway (north), D'Iberville Street (east), limits of Outremont and Du Parc Avenue (west).
Zone 7	**Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl)** - Bélanger Street and Jean-Talon Street (south), Autoroute Métropolitaine and CN Railway (north), 24th Avenue (east), De l'Acadie Blvd. (west).
Zone 8	**Hochelaga-Maisonneuve (Mtl)** - St. Lawrence River (south), Sherbrooke Street (north), Viau Street (east), Amherst Street (west).
Zone 9	**Rosemont (Mtl), La Petite-Patrie (Mtl)** - Sherbrooke Street and CP Railway (south), Jean-Talon Street, Bélanger Street and limits of Saint-Léonard (north), Lacordaire Street and Dickson Street (east), Du Parc Avenue (west).
Zone 10	**Anjou (Mtl), Saint-Léonard (Mtl)** - Métropolitain Blvd. and Jarry Street (south), Rivière des Prairies (river) (north), limits of Montréal-Nord and Saint-Léonard (east), Railway (west).
Zone 11	**Montréal-Nord (Mtl)**
Zone 12	**Ahuntsic (Mtl), Cartierville (Mtl)** - Rivière des Prairies (river) (north), Saint-Michel Blvd. (east), limits of the former municipality of Pierrefonds (west).
Zone 13	**Saint-Laurent (Mtl)**
Zone 14	**Dorval, Lachine (Mtl), Saint-Pierre (Mtl)**
Zone 15	**Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue**
Zone 16	**Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl)**
Zone 17	**Mercier (Mtl)** - St. Lawrence River (south), Bélanger Street (north), limits of the former municipality of Montréal-Est (east), Viau Street and Dickson Street (west).
Zone 18	**Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (district) (Mtl), Montréal-Est (Mtl)**
Zones 1-18	**Island of Montréal**
Zone 19	**Chomedey, Sainte-Dorothée (Laval)**
Zone 20	**Laval-des-Rapides (Laval)**
Zone 21	**Pont-Viau (Laval)**
Zone 22	**Saint-François, Saint-Vincent, Duvernay (Laval)**
Zone 23	**Vimont, Auteuil (Laval)**
Zone 24	**Laval-Ouest, Fabreville, Sainte-Rose (Laval)**
Zones 19-24	**Laval**
Zone 25	**Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel**
Zone 26	**Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse**
Zone 27	**Lachenaie, La Plaine, Mascouche, Terrebonne**
Zone 28	**Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie**
Zone 29	**Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban**
Zones 25-29	**North Shore**
Zones 19-29	**Laval and North Shore**
Zone 30	**Longueuil**
Zone 31	**Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert**
Zone 32	**Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe**
Zone 33	**Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes, Verchères**
Zone 34	**Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias**
Zones 30-34	**South Shore**
Zone 35	**Notre-Dame-de-L'île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M.**
Zones 19-35	**Suburbs**
Zones 1-35	**Montréal CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - MONTRÉAL CMA	
Sub Area 1	**Downtown** includes RMS Zone 1: Downtown Montréal, Île-des-Soeurs.
Sub Area 2	**Outer Centre** includes RMS Zone 2: Le Sud-Ouest (Mtl), Verdun (Mtl); Zone 4: Notre-Dame-de-Grâce (Mtl), Côte-Saint-Luc, Hampstead, Westmount, Montréal-Ouest; Zone 5: Côte-des-Neiges (Mtl), Mont-Royal, Outremont (Mtl); and Zone 6: Plateau Mont-Royal (Mtl).
Sub Area 3	**West Part of Island of Montréal** includes RMS Zone 3: LaSalle (Mtl); Zone 12: Ahuntsic (Mtl), Cartierville (Mtl); Zone 13: Saint-Laurent (Mtl); Zone 14: Dorval, Lachine (Mtl); Zone 15: Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Senneville, Sainte-Anne-de-Bellevue; and Zone 16: Dollard-des-Ormeaux, Saint-Raphaël-de-l'Île-Bizard (Mtl), Pierrefonds (Mtl), Roxboro (Mtl), Sainte-Geneviève (Mtl).
Sub Area 4	**East Part of Island of Montréal** includes RMS Zone 7: Villeray (Mtl), Saint-Michel (Mtl), Parc-Extension (Mtl); Zone 8: Hochelaga-Maisonneuve (Mtl); Zone 9: Rosemont (Mtl), La Petite-Patrie (Mtl); Zone 10: Anjou (Mtl), Saint-Léonard (Mtl); Zone 11: Montréal-Nord (Mtl); Zone 17: Mercier (Mtl); and Zone 18: Pointe-aux-Trembles (Mtl), Rivière-des-Prairies (Mtl), Montréal-Est (Mtl).
Sub Areas 1-4	**Montréal Island**
Sub Area 5	**Laval** includes RMS Zone 19: Chomedey, Sainte-Dorothée (Laval); Zone 20: Laval-des-Rapides (Laval); Zone 21: Pont-Viau (Laval); Zone 22: Saint-François, Saint-Vincent, Duvernay (Laval); Zone 23: Vimont, Auteuil (Laval); Zone 24: Laval-Ouest, Fabreville, Sainte-Rose (Laval).
Sub Area 6	**Vaudreuil-Soulanges** includes Zone 35: Notre-Dame-de-l'Île-Perrot, Pincourt, Pointe-des-Cascades, Vaudreuil-sur-le-Lac, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Hudson, Île-Cadieux, Île-Perrot, Les Cèdres.
Sub Area 7	**North Shore** includes Zone 25: Deux-Montagnes, Oka, Pointe-Calumet, Sainte-Marthe-sur-le-Lac, Saint-Eustache, Saint-Joseph-du-Lac, Saint-Placide, Mirabel; Zone 26: Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse; Zone 27: Lachenaie, La Plaine, Mascouche, Terrebonne; Zone 28: Charlemagne, L'Assomption, Le Gardeur, L'Épiphanie, Repentigny, Saint-Gérard-Majella, Saint-Sulpice, Lavaltrie; and Zone 29: Bellefeuille, Lafontaine, Saint-Antoine, Saint-Jérôme, Gore, Saint-Colomban.
Sub Area 8	**South Shore** includes RMS Zone 30: Longueuil; Zone 31: Boucherville, Brossard, Greenfield-Park, Lemoyne, Saint-Hubert, Saint-Lambert; Zone 32: Beauharnois, Candiac, Châteauguay, Delson, Laprairie, Léry, Maple Grove, Melocheville, Mercier, Sainte-Catherine, Saint-Constant, Saint-Isidore, Saint-Mathieu, Saint-Philippe; Zone 33: Beloeil, McMasterville, Saint-Amable, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Sainte-Julie, Saint-Mathieu-de-Beloeil, Varennes; Zone 34: Carignan, Chambly, Mont-Saint-Hilaire, Notre-Dame-du-Bon-Secours, Otterburn Park, Richelieu, Saint-Mathias.
Sub Areas 1-8	**Montréal CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island Zone 1	3.4	2.6	2.6	2.4	2.7	2.2	2.4	0.8	2.8	2.3
Zone 2	**	**	2.1	2.6	**	2.9	0.2	**	1.9	2.7
Zone 3	2.9	**	3.6	3.6	1.6	3.8	**	1.1	2.4	3.6
Zone 4	3.1	4.1	2.1	3.6	2.3	3.3	1.7	3.7	2.3	3.6
Zone 5	4.3	4.1	2.0	2.4	2.4	2.4	2.3	**	2.4	2.7
Zone 6	1.8	3.9	2.1	2.7	**	**	0.6	**	1.9	2.5
Zone 7	3.1	5.2	3.7	3.8	2.1	2.0	**	0.4	2.7	2.8
Zone 8	2.5	**	**	3.5	2.1	4.1	**	**	2.2	3.7
Zone 9	4.9	5.2	1.3	1.5	0.5	1.4	**	0.6	1.6	1.8
Zone 10	4.3	1.1	2.7	4.0	1.4	1.6	**	**	1.7	2.1
Zone 11	5.3	2.0	3.4	2.0	4.6	2.1	**	**	4.1	2.1
Zone 12	5.7	6.3	4.2	4.3	1.8	2.7	**	**	3.2	3.9
Zone 13	2.8	1.7	4.0	1.9	2.4	1.0	4.0	1.7	3.2	1.5
Zone 14	3.9	4.8	3.2	4.6	3.5	3.7	4.1	2.2	3.5	3.9
Zone 15	1.1	**	1.9	3.8	3.0	4.1	3.4	2.1	2.6	3.7
Zone 16	5.0	3.8	2.8	4.6	2.2	3.9	0.7	2.2	2.4	3.9
Zone 17	3.1	**	**	2.3	**	2.5	**	**	2.7	3.2
Zone 18	**	3.0	4.8	2.2	3.1	4.2	**	2.8	3.5	3.6
Montréal Island (Zones 1-18)	3.5	4.5	2.6	2.9	2.2	2.5	2.1	1.9	2.5	2.8
Laval Zone 19	**	**	2.4	4.2	2.3	3.1	3.6	2.5	2.6	3.2
Zone 20	**	**	2.6	**	1.4	1.2	0.4	**	1.6	2.8
Zone 21	0.0	1.2	3.6	0.9	4.4	2.2	1.0	**	2.9	1.7
Zone 22	0.0	0.0	8.3	3.2	3.6	3.9	0.5	**	4.3	3.7
Zone 23	0.0	0.0	3.6	0.5	0.9	1.3	**	**	1.6	1.2
Zone 24	0.0	**	**	**	1.6	0.3	2.9	0.5	1.8	1.0
Laval (Zones 19-24)	**	3.8	3.2	4.3	2.1	2.1	1.8	2.7	2.3	2.6
North-Shore Zone 25	**	**	0.7	3.2	2.3	1.6	**	**	2.2	1.7
Zone 26	**	**	**	**	1.7	1.5	**	**	2.0	2.3
Zone 27	**	**	1.4	**	1.3	2.7	**	**	1.6	2.3
Zone 28	3.1	1.9	3.8	2.7	2.2	2.0	**	0.5	2.3	1.9
Zone 29	**	**	2.1	2.1	3.3	3.3	**	**	2.8	2.8
North-Shore (Zones 25-29)	4.3	3.4	1.8	2.9	2.1	2.1	2.5	1.7	2.2	2.2
Laval/North-Shore (Zones 19-29)	4.2	3.6	2.5	3.5	2.1	2.1	2.2	2.0	2.2	2.4
South-Shore Zone 30	4.9	4.4	3.7	3.5	3.5	4.8	3.6	4.4	3.6	4.4
Zone 31	0.8	1.2	2.4	4.0	2.7	2.7	3.6	2.7	2.7	3.0
Zone 32	**	2.2	4.3	3.5	2.2	4.4	2.8	3.1	2.6	4.0
Zone 33	0.0	0.0	0.8	1.2	1.8	1.1	**	**	1.6	1.1
Zone 34	**	**	0.3	1.9	1.8	0.8	0.9	1.4	1.5	1.4
South-Shore (Zones 30-34)	3.0	3.5	3.0	3.5	2.8	3.5	3.1	3.2	2.9	3.5
Zone 35	**	0.0	**	1.2	1.3	1.7	**	**	1.9	1.7
Suburbs (Zones 19-35)	3.6	3.5	2.8	3.5	2.4	2.7	2.7	2.6	2.5	2.9
Montréal CMA	**3.5**	**4.4**	**2.6**	**3.0**	**2.3**	**2.6**	**2.3**	**2.1**	**2.5**	**2.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island Zone 1	717	688	997	974	1,414	1,346	1,630	1,497	1,064	1,025
Zone 2	504	479	597	561	651	655	747	782	632	648
Zone 3	498	508	584	598	694	685	850	916	660	668
Zone 4	548	530	738	714	916	908	1,274	1,253	836	820
Zone 5	546	531	705	695	875	848	1,142	1,064	794	771
Zone 6	601	606	732	747	818	807	1,063	1,166	764	762
Zone 7	460	455	552	532	632	600	771	774	601	579
Zone 8	512	524	547	542	669	668	864	827	652	638
Zone 9	484	475	572	555	706	659	787	851	645	614
Zone 10	491	493	609	598	668	678	784	825	673	681
Zone 11	476	483	533	538	592	587	669	661	588	584
Zone 12	448	441	543	552	635	677	**	912	585	600
Zone 13	560	561	681	672	802	812	823	891	747	756
Zone 14	501	499	609	602	685	671	798	755	661	644
Zone 15	585	559	789	911	952	1,048	1,096	1,132	896	1,003
Zone 16	536	525	652	652	763	761	861	827	729	722
Zone 17	453	470	528	537	583	605	724	759	583	593
Zone 18	497	547	539	554	633	619	753	730	631	621
Montréal Island (Zones 1-18)	555	543	652	646	737	724	909	917	708	698
Laval Zone 19	456	491	630	627	756	733	943	878	744	721
Zone 20	516	505	545	564	643	657	730	750	626	640
Zone 21	509	471	567	566	615	635	666	691	626	635
Zone 22	439	436	613	592	645	642	704	705	642	635
Zone 23	481	455	628	559	665	680	814	779	673	668
Zone 24	458	507	554	568	673	676	804	811	668	673
Laval (Zones 19-24)	482	491	593	593	684	682	789	798	675	673
North-Shore Zone 25	465	435	565	586	693	680	823	782	701	684
Zone 26	485	564	553	578	661	663	807	780	677	673
Zone 27	466	507	581	571	740	717	741	777	694	687
Zone 28	483	505	565	555	654	664	741	766	652	659
Zone 29	420	432	519	516	601	609	733	740	593	595
North-Shore (Zones 25-29)	454	468	550	552	667	665	775	769	660	656
Laval/North-Shore (Zones 19-29)	464	478	570	571	675	673	780	779	667	664
South-Shore Zone 30	489	505	602	620	672	680	740	787	661	678
Zone 31	482	464	598	606	688	705	793	809	671	688
Zone 32	445	463	565	591	662	690	744	762	659	684
Zone 33	458	456	571	561	663	665	761	781	663	673
Zone 34	445	454	559	566	667	694	748	737	664	676
South-Shore (Zones 30-34)	481	487	594	607	674	688	755	785	664	681
Zone 35	439	495	545	525	697	672	756	742	679	661
Suburbs (Zones 19-35)	473	483	582	588	675	679	768	781	666	671
Montréal CMA	**549**	**539**	**641**	**637**	**719**	**711**	**865**	**875**	**698**	**692**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island Zone 1	5,426	5,443	7,884	7,927	4,711	4,805	1,309	1,352	19,330	19,527
Zone 2	1,779	1,746	7,917	7,869	11,265	11,442	3,835	3,935	24,796	24,992
Zone 3	525	520	2,934	2,963	4,745	4,797	1,081	1,072	9,285	9,352
Zone 4	3,302	3,279	10,838	10,902	11,243	11,333	2,894	2,945	28,277	28,459
Zone 5	3,245	3,265	14,076	14,251	11,793	11,896	3,031	3,081	32,145	32,493
Zone 6	8,554	8,689	11,021	11,398	10,893	11,036	4,497	4,532	34,965	35,655
Zone 7	4,141	3,979	9,217	9,191	14,882	15,036	3,510	3,520	31,750	31,726
Zone 8	3,145	3,203	7,098	7,225	9,821	9,912	4,216	4,275	24,280	24,615
Zone 9	5,441	5,451	11,207	11,276	15,061	15,194	3,610	3,621	35,319	35,542
Zone 10	525	583	3,483	3,212	9,400	9,364	2,971	2,949	16,379	16,108
Zone 11	676	620	3,184	3,180	9,650	9,618	2,298	2,271	15,808	15,689
Zone 12	2,731	2,663	7,669	7,725	7,405	7,431	1,373	1,367	19,178	19,186
Zone 13	723	712	5,000	5,073	6,028	6,002	1,595	1,632	13,346	13,419
Zone 14	731	671	3,144	3,238	4,796	4,756	1,026	1,053	9,697	9,718
Zone 15	198	212	916	927	1,446	1,453	461	457	3,021	3,049
Zone 16	520	530	2,457	2,484	4,835	4,843	904	888	8,716	8,745
Zone 17	726	773	3,268	3,497	6,679	6,779	1,642	1,580	12,315	12,629
Zone 18	306	291	1,372	1,425	6,588	6,586	1,284	1,256	9,550	9,558
Montréal Island (Zones 1-18)	42,694	42,630	112,685	113,763	151,241	152,283	41,537	41,786	348,157	350,462
Laval Zone 19	125	233	1,770	1,991	5,151	5,425	919	1,146	7,965	8,795
Zone 20	206	212	1,607	1,586	4,910	4,887	633	620	7,356	7,305
Zone 21	80	80	232	235	989	968	702	695	2,003	1,978
Zone 22	26	27	482	472	1,368	1,374	225	225	2,101	2,098
Zone 23	26	23	476	466	1,622	1,630	290	306	2,414	2,425
Zone 24	62	60	264	266	1,201	1,221	304	303	1,831	1,850
Laval (Zones 19-24)	525	635	4,831	5,016	15,241	15,505	3,073	3,295	23,670	24,451
North-Shore Zone 25	146	144	681	690	3,567	3,656	1,087	1,142	5,481	5,632
Zone 26	95	105	918	944	5,397	5,470	1,690	1,673	8,100	8,192
Zone 27	96	90	1,146	1,152	3,093	3,103	546	562	4,881	4,907
Zone 28	154	156	783	794	3,376	3,452	940	966	5,253	5,368
Zone 29	458	449	2,058	2,063	3,464	3,522	1,243	1,250	7,223	7,284
North-Shore (Zones 25-29)	949	944	5,586	5,643	18,897	19,203	5,506	5,593	30,938	31,383
Laval/North-Shore (Zones 19-29)	1,474	1,579	10,417	10,659	34,138	34,708	8,579	8,888	54,608	55,834
South-Shore Zone 30	686	688	5,390	5,356	10,107	10,111	3,922	3,930	20,105	20,085
Zone 31	468	477	3,167	3,178	7,236	7,199	2,061	2,064	12,932	12,918
Zone 32	70	71	875	917	3,808	3,765	984	1,002	5,737	5,755
Zone 33	166	161	576	561	2,660	2,660	931	945	4,333	4,327
Zone 34	63	68	342	343	1,210	1,293	554	563	2,169	2,267
South-Shore (Zones 30-34)	1,453	1,465	10,350	10,355	25,021	25,028	8,452	8,504	45,276	45,352
Zone 35	47	39	250	267	1,192	1,215	296	353	1,785	1,874
Suburbs (Zones 19-35)	2,974	3,083	21,017	21,281	60,351	60,951	17,327	17,745	101,669	103,060
Montréal CMA	**45,668**	**45,713**	**133,702**	**135,044**	**211,592**	**213,234**	**58,864**	**59,531**	**449,826**	**453,522**

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Montréal CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island Zone 1	4.2	3.1	3.5	3.5	3.8	3.3	3.0	1.7	3.7	3.2
Zone 2	**	**	2.5	3.0	**	3.3	0.3	**	2.1	3.0
Zone 3	2.9	**	4.3	4.2	2.0	3.9	**	1.1	2.9	3.8
Zone 4	3.6	4.7	2.7	4.2	2.7	3.8	2.1	4.3	2.8	4.1
Zone 5	4.4	4.5	2.4	2.9	2.8	3.0	2.4	**	2.8	3.4
Zone 6	2.8	4.3	3.2	2.8	**	1.6	**	**	2.6	2.7
Zone 7	3.4	5.3	3.8	4.2	2.5	2.3	**	0.4	2.9	3.0
Zone 8	2.9	**	3.3	3.8	2.1	4.2	**	**	2.7	3.9
Zone 9	**	5.5	1.8	2.3	0.7	1.6	**	0.6	2.1	2.2
Zone 10	**	1.7	3.6	4.4	1.9	1.8	**	**	2.3	2.3
Zone 11	5.5	3.8	3.8	5.2	4.9	4.8	**	**	4.4	4.7
Zone 12	5.8	6.3	4.3	4.6	2.2	2.7	**	**	3.4	4.1
Zone 13	4.0	3.2	4.6	3.9	3.2	2.6	11.7	3.2	4.9	3.2
Zone 14	3.9	4.8	3.4	4.9	3.6	4.2	4.1	2.2	3.6	4.2
Zone 15	2.0	**	2.6	4.6	3.6	5.2	3.8	3.2	3.2	4.6
Zone 16	6.1	4.7	3.4	5.3	2.6	4.2	0.7	2.2	2.8	4.3
Zone 17	3.1	**	**	2.3	**	2.5	**	**	2.8	3.2
Zone 18	**	4.3	5.1	3.6	3.5	5.1	**	3.4	3.9	4.6
Montréal Island (Zones 1-18)	**4.2**	**4.9**	**3.1**	**3.6**	**2.5**	**3.1**	**2.7**	**2.3**	**2.9**	**3.4**
Laval Zone 19	**	2.9	2.6	5.0	2.9	3.5	4.9	2.9	3.2	3.7
Zone 20	**	**	2.8	**	2.1	1.2	**	**	2.1	2.8
Zone 21	0.0	1.2	3.6	0.9	4.4	2.3	1.0	1.5	2.9	1.8
Zone 22	0.0	0.0	10.4	4.1	4.0	4.2	0.5	**	5.0	4.1
Zone 23	0.0	0.0	4.2	0.5	1.0	1.5	**	**	1.8	1.3
Zone 24	**	**	3.3	**	2.1	0.3	3.4	0.5	2.5	1.0
Laval (Zones 19-24)	**4.4**	**4.3**	**3.7**	**4.7**	**2.6**	**2.3**	**2.3**	**3.0**	**2.8**	**2.9**
North-Shore Zone 25	**	**	**	3.2	**	1.6	**	**	5.5	1.9
Zone 26	**	**	**	**	1.8	1.5	**	**	2.0	2.3
Zone 27	**	**	3.0	**	**	2.7	**	**	3.3	2.3
Zone 28	3.6	4.8	5.4	4.0	3.5	2.7	3.8	**	3.9	2.9
Zone 29	**	**	2.1	2.5	3.3	3.3	**	**	2.8	2.9
North-Shore (Zones 25-29)	**4.4**	**4.1**	**2.7**	**3.2**	**3.4**	**2.3**	**3.5**	**2.1**	**3.3**	**2.5**
Laval/North-Shore (Zones 19-29)	**4.4**	**4.2**	**3.1**	**3.9**	**3.0**	**2.3**	**3.1**	**2.4**	**3.1**	**2.7**
South-Shore Zone 30	5.5	6.0	4.2	5.4	4.0	5.4	3.6	4.7	4.0	5.3
Zone 31	0.8	**	2.7	4.7	2.9	3.8	3.7	4.5	2.9	4.1
Zone 32	**	2.2	5.0	3.5	2.7	4.6	2.8	3.1	3.0	4.1
Zone 33	0.0	0.0	0.8	1.2	1.8	1.2	**	**	1.6	1.1
Zone 34	**	**	0.3	1.9	1.8	1.1	1.0	1.4	1.6	1.7
South-Shore (Zones 30-34)	**3.4**	**4.6**	**3.4**	**4.7**	**3.1**	**4.2**	**3.2**	**3.8**	**3.2**	**4.2**
Zone 35	**	0.0	**	1.2	1.3	1.7	**	**	2.1	1.7
Suburbs (Zones 19-35)	3.9	4.3	3.3	4.2	3.0	3.0	3.1	3.1	3.1	3.3
Montréal CMA	**4.2**	**4.9**	**3.2**	**3.7**	**2.7**	**3.1**	**2.8**	**2.5**	**3.0**	**3.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Montréal CMA [2]

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
Montréal Island Zone 1	5.3	-2.6	**	++	++	++	++	3.9	**	++
Zone 2	4.2	++	3.2	**	**	**	**	-4.4	5.2	**
Zone 3	++	++	++	0.9	++	1.1	**	++	++	1.1
Zone 4	3.6	++	2.0	++	2.0	-1.5	++	++	1.7	++
Zone 5	5.4	**	3.9	**	5.5	4.1	++	**	4.5	2.4
Zone 6	++	3.0	++	++	++	++	++	++	++	++
Zone 7	4.1	++	**	++	++	++	++	++	**	++
Zone 8	**	++	++	++	++	++	++	++	2.7	++
Zone 9	1.0	++	2.4	++	++	**	++	**	1.6	++
Zone 10	2.9	++	0.6	++	2.4	++	3.5	++	1.9	++
Zone 11	5.3	++	2.8	++	2.4	++	**	++	2.7	++
Zone 12	3.7	++	3.4	**	2.3	++	**	++	3.0	0.8
Zone 13	4.1	++	3.5	-1.5	3.3	++	5.1	++	3.3	++
Zone 14	4.1	2.3	3.3	0.8	3.5	++	6.4	++	3.8	++
Zone 15	1.3	++	2.6	**	3.2	++	++	++	3.1	++
Zone 16	1.8	++	1.8	++	1.5	++	**	++	1.7	++
Zone 17	3.6	++	3.1	++	3.0	++	**	++	3.2	++
Zone 18	**	2.9	3.9	2.9	3.3	1.5	3.6	2.9	3.1	1.9
Montréal Island (Zones 1-18)	3.1	0.7	2.6	1.0	2.5	0.6	4.2	1.3	2.6	0.7
Laval Zone 19	4.4	++	4.5	++	3.7	**	**	++	3.7	1.3
Zone 20	**	**	2.9	**	**	2.8	++	++	3.2	++
Zone 21	-0.8	**	3.9	-3.8	1.3	**	3.5	5.8	2.5	++
Zone 22	2.6	++	3.1	-2.9	1.7	-1.0	++	++	2.3	-1.3
Zone 23	**	++	++	++	1.3	++	**	**	1.4	++
Zone 24	1.0	**	3.4	++	2.0	**	3.2	++	2.4	2.9
Laval (Zones 19-24)	2.8	++	3.4	++	2.4	2.0	5.7	++	3.0	1.1
North-Shore Zone 25	++	++	3.6	++	**	++	**	++	4.0	++
Zone 26	++	++	3.4	++	2.6	++	3.8	4.1	3.0	++
Zone 27	**	**	**	-2.8	2.1	++	++	++	1.6	-1.3
Zone 28	4.5	++	1.9	++	1.6	1.2	1.1	++	2.1	++
Zone 29	++	++	1.4	++	1.5	++	**	**	1.9	++
North-Shore (Zones 25-29)	4.6	++	2.5	-1.0	2.4	++	4.3	++	2.5	++
Laval/North-Shore (Zones 19-29)	3.8	**	2.9	-0.7	2.4	**	5.0	++	2.7	++
South-Shore Zone 30	**	++	3.1	1.3	2.1	1.0	3.8	++	2.1	1.1
Zone 31	**	++	3.8	++	3.4	++	++	2.5	2.6	1.2
Zone 32	**	**	2.3	++	3.5	2.1	++	**	3.1	1.0
Zone 33	**	++	5.7	**	3.1	++	5.8	++	3.6	++
Zone 34	**	**	++	++	3.5	++	2.8	**	2.8	++

(continued)

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Montréal CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12	Oct-10 to Oct-11	Oct-11 to Oct-12
South-Shore (Zones 30-34)	3.5	**	3.4	0.6	2.8	1.0	2.7	1.0	2.5	1.0
Zone 35	**	++	5.2	++	3.2	**	**	++	2.7	1.4
Suburbs (Zones 19-35)	3.5	1.8	3.2	++	2.6	1.3	3.9	++	2.6	1.0
Montréal CMA	**3.1**	**0.8**	**2.7**	**0.7**	**2.5**	**0.8**	**4.1**	**1.0**	**2.6**	**0.8**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island (Zones 1-18)										
Unknown	**	**	**	1.9	1.3	2.4	0.6	**	1.3	2.3
Pre 1940	3.4	5.4	2.6	3.0	1.9	2.5	1.9	1.0	2.2	2.6
1940 - 1959	5.4	4.7	2.5	2.7	2.0	2.9	3.3	2.4	2.7	3.1
1960 - 1974	3.0	4.6	2.8	3.5	3.0	2.5	2.6	2.1	2.9	3.2
1975 - 1989	3.1	2.9	2.0	2.7	1.8	1.9	0.7	2.3	1.9	2.3
1990 - 1999	**	**	**	**	**	1.1	0.6	**	2.3	**
2000+	0.7	**	1.0	0.9	2.2	5.2	**	**	1.7	3.4
Total	3.5	4.5	2.6	2.9	2.2	2.5	2.1	1.9	2.5	2.8
Laval/North-Shore (Zones 19-29)										
Unknown	**	**	**	4.8	**	6.0	**	2.7	**	4.8
Pre 1940	**	**	**	**	**	**	**	**	**	4.9
1940 - 1959	**	**	0.4	**	**	**	**	**	**	3.1
1960 - 1974	3.6	4.5	4.2	5.5	2.1	2.0	1.7	4.3	2.6	3.2
1975 - 1989	5.0	3.4	2.1	2.3	2.0	1.9	1.3	1.6	2.0	2.0
1990 - 1999	**	**	0.7	0.6	1.3	**	**	0.1	1.6	1.0
2000+	n/s	**	0.7	**	2.3	2.1	**	**	2.5	2.5
Total	4.2	3.6	2.5	3.5	2.1	2.1	2.2	2.0	2.2	2.4
South-Shore (Zones 30-34)										
Unknown	**	**	**	**	**	**	**	**	**	**
Pre 1940	**	**	**	**	**	**	**	**	**	**
1940 - 1959	**	**	0.4	**	**	**	**	**	**	**
1960 - 1974	2.4	3.7	3.4	4.5	3.8	5.7	3.9	3.1	3.6	4.8
1975 - 1989	2.4	5.0	3.2	2.8	2.2	2.3	3.1	5.0	2.6	2.9
1990 - 1999	**	**	2.2	4.3	0.5	1.4	0.6	1.2	0.8	1.7
2000+	**	**	4.5	6.5	2.2	**	**	**	2.3	3.5
Total	3.0	3.5	3.0	3.5	2.8	3.5	3.1	3.2	2.9	3.5
Montréal CMA										
Unknown	**	**	**	2.0	1.6	2.5	0.6	**	1.5	2.4
Pre 1940	3.4	5.3	2.6	3.0	2.0	2.6	2.0	1.0	2.3	2.6
1940 - 1959	5.5	4.5	2.4	2.7	2.1	2.9	3.5	2.4	2.7	3.0
1960 - 1974	3.0	4.5	2.9	3.7	3.0	2.9	2.8	2.6	2.9	3.4
1975 - 1989	3.2	3.2	2.3	2.6	2.0	2.0	1.6	2.8	2.1	2.3
1990 - 1999	**	**	2.0	2.3	1.4	1.5	1.8	**	1.7	1.9
2000+	0.7	**	1.5	3.4	2.2	3.1	**	1.7	2.2	3.0
Total	3.5	4.4	2.6	3.0	2.3	2.6	2.3	2.1	2.5	2.8

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Montréal CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island (Zones 1-18)										
Unknown	460	519	558	571	649	650	920	894	664	669
Pre 1940	551	521	622	613	723	697	913	921	721	700
1940 - 1959	510	485	600	591	700	689	872	891	658	639
1960 - 1974	558	554	684	677	749	760	910	930	706	707
1975 - 1989	656	650	713	720	748	735	922	899	747	741
1990 - 1999	557	576	602	636	790	800	899	1,031	735	773
2000+	**	730	977	926	1,269	1,065	1,243	1,159	1,158	995
Total	555	543	652	646	737	724	909	917	708	698
Laval/North-Shore (Zones 19-29)										
Unknown	407	559	481	673	583	756	**	1,112	559	764
Pre 1940	436	467	482	480	583	601	686	690	571	561
1940 - 1959	414	411	522	513	578	589	662	652	565	565
1960 - 1974	466	465	558	558	633	617	722	687	621	605
1975 - 1989	477	487	560	555	646	648	754	750	640	640
1990 - 1999	536	**	563	570	670	683	802	801	695	705
2000+	n/s	**	764	668	874	832	981	916	877	824
Total	464	478	570	571	675	673	780	779	667	664
South-Shore (Zones 30-34)										
Unknown	**	**	477	552	620	705	822	778	621	673
Pre 1940	**	**	458	465	640	623	**	**	645	526
1940 - 1959	461	474	522	539	600	633	715	745	584	601
1960 - 1974	476	489	603	618	674	673	729	756	656	668
1975 - 1989	496	496	592	597	650	667	751	801	649	669
1990 - 1999	483	446	588	613	694	695	769	782	705	712
2000+	**	550	746	769	851	870	941	908	851	858
Total	481	487	594	607	674	688	755	785	664	681
Montréal CMA										
Unknown	456	520	552	578	646	656	910	899	658	674
Pre 1940	549	518	620	610	721	695	908	915	719	697
1940 - 1959	509	484	597	587	694	682	862	878	654	635
1960 - 1974	552	549	670	667	726	732	842	858	693	694
1975 - 1989	620	618	651	656	690	688	820	825	693	694
1990 - 1999	548	569	587	611	722	731	804	845	712	733
2000+	**	721	871	822	979	899	1,001	964	960	887
Total	549	539	641	637	719	711	865	875	698	692

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

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Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island (Zones 1-18)										
3 to 5 Units	**	**	1.9	2.3	1.3	2.2	1.7	1.4	1.6	2.1
6 to 19 Units	4.4	5.7	2.3	2.6	2.4	2.5	2.4	2.0	2.5	2.7
20 to 49 Units	4.3	5.7	3.3	3.8	3.1	3.2	2.2	2.3	3.4	4.0
50 to 99 Units	3.4	4.5	4.0	3.4	3.0	2.8	2.8	3.1	3.5	3.4
100+ Units	2.1	2.2	2.0	3.0	2.8	2.7	2.3	3.1	2.2	2.7
Total	3.5	4.5	2.6	2.9	2.2	2.5	2.1	1.9	2.5	2.8
Laval/North-Shore (Zones 19-29)										
3 to 5 Units	**	**	0.5	**	1.2	2.3	**	1.0	1.3	1.7
6 to 19 Units	5.4	**	3.0	3.7	2.1	1.7	2.4	3.2	2.3	2.2
20 to 49 Units	2.7	3.5	3.8	3.3	3.9	3.6	3.3	4.2	3.7	3.6
50 to 99 Units	5.1	8.8	0.9	4.7	3.2	4.0	3.2	3.3	2.7	4.4
100+ Units	**	**	2.4	13.0	2.5	4.4	3.8	2.2	2.7	**
Total	4.2	3.6	2.5	3.5	2.1	2.1	2.2	2.0	2.2	2.4
South-Shore (Zones 30-34)										
3 to 5 Units	**	**	**	0.6	**	**	**	**	2.0	2.1
6 to 19 Units	**	**	**	3.7	2.6	3.4	3.8	**	2.8	3.5
20 to 49 Units	3.3	3.2	4.8	4.6	3.7	3.5	3.8	4.2	4.1	4.0
50 to 99 Units	5.4	**	2.6	5.6	3.5	5.7	1.1	3.7	3.1	5.3
100+ Units	0.0	**	3.2	3.2	3.8	5.1	3.8	**	3.4	4.4
Total	3.0	3.5	3.0	3.5	2.8	3.5	3.1	3.2	2.9	3.5
Montréal CMA										
3 to 5 Units	**	**	1.8	2.1	1.3	2.3	1.8	1.4	1.6	2.1
6 to 19 Units	4.2	5.6	2.3	2.8	2.3	2.4	2.6	2.4	2.5	2.7
20 to 49 Units	4.2	5.5	3.5	3.9	3.3	3.3	2.7	3.0	3.5	3.9
50 to 99 Units	3.5	4.5	3.8	3.6	3.0	3.3	2.6	3.2	3.4	3.6
100+ Units	2.1	2.2	2.1	3.3	2.8	3.0	2.7	3.3	2.3	3.0
Total	3.5	4.4	2.6	3.0	2.8	2.6	2.3	2.1	2.5	2.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Montréal CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island (Zones 1-18)										
3 to 5 Units	528	490	554	562	676	669	863	888	675	672
6 to 19 Units	503	493	585	574	662	649	810	821	649	639
20 to 49 Units	499	494	628	625	773	771	1,042	1,022	663	658
50 to 99 Units	556	554	717	725	923	911	1,233	1,120	773	759
100+ Units	697	694	921	908	1,229	1,196	1,916	1,833	1,000	986
Total	555	543	652	646	737	724	909	917	708	698
Laval/North-Shore (Zones 19-29)										
3 to 5 Units	407	454	525	536	687	704	809	803	693	694
6 to 19 Units	469	458	546	546	652	651	706	707	639	637
20 to 49 Units	478	486	608	590	684	682	797	770	652	641
50 to 99 Units	519	530	614	639	717	776	808	890	690	733
100+ Units	**	552	878	833	1,188	942	1,232	1,053	1,092	892
Total	464	478	570	571	675	673	780	779	667	664
South-Shore (Zones 30-34)										
3 to 5 Units	448	435	506	536	653	661	779	826	658	680
6 to 19 Units	470	493	540	553	640	657	712	736	635	654
20 to 49 Units	467	477	594	596	695	714	744	752	652	663
50 to 99 Units	523	530	700	707	806	816	899	884	761	773
100+ Units	768	604	793	809	917	934	1,100	1,147	876	888
Total	481	487	594	607	674	688	755	785	664	681
Montréal CMA										
3 to 5 Units	515	486	548	558	676	674	843	865	676	676
6 to 19 Units	498	491	577	570	657	650	779	791	646	641
20 to 49 Units	497	493	623	619	747	749	943	930	661	657
50 to 99 Units	555	553	713	721	896	890	1,154	1,062	769	759
100+ Units	697	691	912	900	1,200	1,162	1,755	1,646	996	976
Total	549	539	641	637	719	711	865	875	698	692

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Montréal CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island Zone 1	0.5	**	**	**	2.5	3.7	3.4	1.6	2.5	2.1
Zone 2	1.4	**	1.9	3.2	4.9	7.7	6.0	5.6	**	**
Zone 3	0.5	3.4	3.0	6.0	4.5	4.0	4.5	3.2	**	**
Zone 4	**	**	1.5	3.4	2.4	5.0	3.8	3.9	2.0	2.4
Zone 5	**	**	2.5	2.7	2.4	2.6	2.3	3.2	1.8	3.0
Zone 6	**	**	**	1.6	2.3	3.6	1.7	4.1	1.4	2.7
Zone 7	**	1.4	2.9	3.1	3.6	3.9	8.0	4.9	5.0	**
Zone 8	**	2.9	3.0	3.8	2.7	4.5	**	**	**	**
Zone 9	**	1.0	1.2	1.6	3.4	4.3	1.1	7.0	**	n/s
Zone 10	0.4	**	2.6	2.0	3.1	3.7	2.5	1.8	**	**
Zone 11	**	0.3	3.9	1.8	6.6	3.7	4.6	4.3	n/u	n/u
Zone 12	**	3.3	2.5	2.7	5.8	6.1	1.4	3.6	4.4	1.9
Zone 13	1.8	2.0	4.2	1.6	2.9	1.3	4.1	1.7	2.1	1.0
Zone 14	0.6	3.6	4.0	2.9	3.9	4.7	3.4	4.8	**	**
Zone 15	**	**	0.8	3.5	4.4	1.2	2.8	0.0	2.6	**
Zone 16	**	**	2.0	3.2	1.3	3.7	3.3	4.5	3.7	4.7
Zone 17	**	4.3	**	2.1	4.6	2.1	**	**	**	**
Zone 18	**	**	3.6	4.7	3.5	2.1	6.1	4.8	n/u	n/u
Montréal Island (Zones 1-18)	1.6	2.1	2.5	2.7	3.4	4.0	3.5	3.4	2.2	2.7
Laval Zone 19	**	**	3.3	2.4	3.1	4.2	1.1	2.1	3.0	4.6
Zone 20	0.3	**	1.8	2.8	2.0	2.5	n/u	n/u	**	**
Zone 21	0.7	**	2.7	1.3	10.1	1.1	**	**	n/u	n/u
Zone 22	**	**	4.8	3.9	4.4	4.5	n/u	n/u	n/u	n/u
Zone 23	**	0.6	0.9	1.2	5.2	**	n/s	n/s	n/u	n/u
Zone 24	**	0.6	1.1	0.7	4.4	2.9	n/u	n/u	n/u	n/u
Laval (Zones 19-24)	1.3	2.4	2.2	2.3	3.7	3.6	2.5	1.6	2.7	4.4
North-Shore Zone 25	**	**	2.9	0.8	1.2	4.6	**	**	n/u	n/u
Zone 26	**	**	2.4	1.8	1.9	4.2	2.2	4.4	n/s	**
Zone 27	**	**	1.1	1.9	**	3.6	n/u	n/u	n/u	n/u
Zone 28	**	0.4	2.0	1.9	3.0	2.0	**	**	n/u	n/u
Zone 29	**	**	3.5	3.9	7.1	4.6	n/u	**	n/u	n/u
North-Shore (Zones 25-29)	1.3	1.4	2.4	2.1	3.8	3.6	2.9	7.2	n/s	**
Laval/North-Shore (Zones 19-29)	1.3	1.7	2.3	2.2	3.7	3.6	2.7	4.4	2.7	**
South-Shore Zone 30	**	**	3.6	5.2	4.4	3.9	2.5	3.1	4.2	5.0
Zone 31	**	**	2.2	1.4	3.2	4.0	2.7	6.5	**	**
Zone 32	0.3	**	2.6	4.3	5.2	4.0	**	**	**	**
Zone 33	0.4	0.5	1.3	1.0	6.3	3.4	**	**	**	n/s
Zone 34	**	1.4	1.5	0.6	3.0	3.9	n/u	n/u	n/u	n/u
South-Shore (Zones 30-34)	2.0	2.1	2.8	3.5	4.1	4.0	3.1	5.3	3.4	4.4
Zone 35	**	**	2.0	1.8	1.4	1.4	n/u	n/u	n/u	n/u
Suburbs (Zones 19-35)	1.6	1.9	2.5	2.7	3.9	3.8	2.9	5.0	3.2	5.2
Montréal CMA	**1.6**	**2.1**	**2.5**	**2.7**	**3.5**	**3.9**	**3.4**	**3.6**	**2.3**	**3.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Montréal CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island (Zones 1-18)										
LT $500	5.2	5.7	3.0	2.6	**	**	**	**	4.0	3.7
$500 - $699	3.0	4.8	3.0	3.5	2.4	3.0	1.1	**	2.6	3.3
$700 - $899	2.0	2.1	2.1	3.3	2.0	2.9	2.0	2.3	2.0	2.9
$900+	1.8	5.0	1.8	2.9	3.3	3.4	2.2	3.0	2.6	3.2
Total	3.5	4.5	2.6	2.9	2.2	2.5	2.1	1.9	2.5	2.8
Laval/North-Shore (Zones 19-29)										
LT $500	**	**	0.9	**	**	**	n/s	**	**	2.4
$500 - $699	**	4.9	3.0	3.7	2.1	1.8	1.0	1.6	2.3	2.3
$700 - $899	n/s	**	3.3	9.9	2.8	2.1	3.0	2.1	2.9	2.5
$900+	n/s	n/s	1.5	**	4.9	3.2	**	1.0	4.6	2.1
Total	4.2	3.6	2.5	3.5	2.1	2.1	2.2	2.0	2.2	2.4
South-Shore (Zones 30-34)										
LT $500	4.2	**	**	0.7	0.5	**	**	**	2.7	1.5
$500 - $699	1.3	5.9	3.1	3.8	2.3	3.1	3.4	3.5	2.6	3.4
$700 - $899	**	**	3.1	4.9	3.6	5.1	3.5	3.4	3.5	4.5
$900+	**	**	4.5	4.7	5.3	4.1	1.5	**	3.9	4.4
Total	3.0	3.5	3.0	3.5	2.8	3.5	3.1	3.2	2.9	3.5
Montréal CMA										
LT $500	5.1	5.5	2.7	2.4	**	**	**	**	3.7	3.5
$500 - $699	3.1	4.8	3.0	3.5	2.3	2.8	1.5	1.8	2.6	3.2
$700 - $899	2.0	2.2	2.2	3.7	2.2	3.0	2.5	2.5	2.3	3.0
$900+	1.8	4.9	1.9	2.8	3.5	3.4	2.4	3.0	2.8	3.2
Total	3.5	4.4	2.6	3.0	2.3	2.6	2.3	2.1	2.5	2.8

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Vacancy Rates (%) Montréal CMA - October 2012

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Downtown and Nun's Island	2.3	2.8	2.8	2.3
Outer Centre	1.8	1.9	2.1	2.9
West part of Island of Montréal	3.9	1.9	3.0	3.3
East part of Island of Montréal	2.2	2.3	2.5	2.6
Montréal Island	2.4	2.3	2.5	2.8
Laval	2.2	3.1	2.3	2.6
Vaudreuil-Soulanges	**	4.6	1.9	1.7
North Shore	2.1	5.1	2.2	2.2
South Shore	4.6	2.9	2.9	3.5
Montréal CMA	**2.8**	**2.7**	**2.5**	**2.8**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1] Average Rents ($) by Bedroom Type Montréal CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Downtown and Nun's Island	**	688	1,249	974	**	1,346	**	1,497
Outer Centre	**	568	**	699	**	797	**	1,040
West part of Island of Montréal	**	481	691	617	986	739	**	882
East part of Island of Montréal	**	481	970	547	982	632	894	789
Montréal Island	**	543	1,089	646	1,136	724	**	917
Laval	**	491	**	593	**	682	**	798
Vaudreuil-Soulanges	**	495	**	525	900	672	**	742
North Shore	**	468	**	552	**	665	**	769
South Shore	**	487	750	607	877	688	777	785
Montréal CMA	**	**539**	**984**	**637**	**1,027**	**711**	**934**	**875**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Montréal CMA - October 2012

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown and Nun's Island	**	**	**	1,249	1,711	**	**	**	1,617	**
Outer Centre	**	**	**	**	**	**	**	**	**	1,092
West part of Island of Montréal	**	**	**	691	1,063	986	**	**	1,068	972
East part of Island of Montréal	**	**	**	970	929	982	**	894	893	975
Montréal Island	**	**	1,120	1,089	1,227	1,136	**	**	1,241	1,131
Laval	**	**	**	**	936	**	960	**	946	905
Vaudreuil-Soulanges	**	**	**	**	**	900	**	**	**	**
North Shore	**	**	**	**	871	**	**	**	861	917
South Shore	**	**	797	750	920	877	**	777	880	830
Montréal CMA	**	**	**1,018**	**984**	**1,075**	**1,027**	**	**934**	**1,087**	**997**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Total Vacancy Rates (%)
By Building Size
Montréal CMA - October 2012

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island				
3 to 5 Units	**	**	1.6	2.1
6 to 19 Units	3.2	2.9	2.5	2.7
20 to 49 Units	2.2	2.7	3.4	4.0
50 to 99 Units	2.2	2.4	3.5	3.4
100+ Units	2.4	1.6	2.2	2.7
Total	2.4	2.3	2.5	2.8
Montréal CMA				
3 to 5 Units	**	3.2	1.6	2.1
6 to 19 Units	3.2	3.0	2.5	2.7
20 to 49 Units	3.1	3.2	3.5	3.9
50 to 99 Units	2.6	3.0	3.4	3.6
100+ Units	2.0	1.9	2.3	3.0
Total	2.8	2.7	2.5	2.8

[1] Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2]
Montréal CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Downtown and Nun's Island	13,935	15,642	3,003	3,409	21.6	21.8	2.3	2.8
Outer Centre	19,634	22,160	1,420	2,490	7.2	11.2	1.8	1.9
West part of Island of Montréal	16,554	18,812	1,131	1,910	6.8	10.2	3.9	1.9
East part of Island of Montréal	18,672	20,884	1,005	1,355	5.4	6.5	2.2	2.3
Montréal Island	68,795	77,498	6,552	9,158	9.5	11.8	2.4	2.3
Laval	10,341	11,796	1,304	1,374	12.6	11.6	2.2	3.1
Vaudreuil-Soulanges	1,901	2,091	86	287	4.5	13.7	**	4.6
North Shore	12,965	14,548	923	1,083	7.1	7.4	2.1	5.1
South Shore	21,503	24,758	1,871	2,438	8.7	9.8	4.6	2.9
Montréal CMA	**115,505**	**130,691**	**10,744**	**14,334**	**9.3**	**11.0**	**2.8**	**2.7**

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments[2] By Building Size
Montréal CMA - October 2012

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal Island								
3 to 5 Units	2,795	3,932	174	363	6.2	9.2	**	**
6 to 19 Units	19,462	20,720	1,237	1,807	6.4	8.7	3.2	2.9
20 to 49 Units	15,897	16,136	1,225	1,590	7.7	9.9	2.2	2.7
50 to 99 Units	14,068	16,324	1,584	2,277	11.3	13.9	2.2	2.4
100+ Units	16,573	20,386	2,317	3,127	14.0	15.3	2.4	1.6
Total	68,795	77,498	6,552	9,158	9.5	11.8	2.4	2.3
Montréal CMA								
3 to 5 Units	6,740	8,285	445	636	6.6	7.7	**	3.2
6 to 19 Units	44,681	48,954	2,996	4,125	6.7	8.4	3.2	3.0
20 to 49 Units	22,549	24,263	1,883	2,591	8.3	10.7	3.1	3.2
50 to 99 Units	18,825	22,390	2,026	2,945	10.8	13.2	2.6	3.0
100+ Units	22,710	26,799	3,388	4,044	14.9	15.1	2.0	1.9
Total	115,505	130,691	10,744	14,334	9.3	11.0	2.8	2.7

[1] Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2] Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Montréal CMA - October 2012

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12	Oct-11	Oct-12
Montréal CMA										
Single Detached	**	**	**	**	697	648	944	1,166	848	968
Semi detached, Row and Duplex	**	**	541	557	673	728	829	817	705	731
Other-Primarily Accessory Suites	**	**	530	528	667	683	843	868	675	686
Total	**	**	541	547	673	705	856	899	712	744

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Montréal CMA - October 2012

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-11	Oct-12
Montréal CMA		
Single Detached	14,384	14,718
Semi detached, Row and Duplex	59,788	63,385
Other-Primarily Accessory Suites	43,086	41,253
Total	117,257	119,356

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

October 2011 data presented is based on Statistics Canada's 2006 Census area definitions. October 2012 data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

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